

ACTION

DESIGN REVIEW COMMITTEE Chula Vista, California

June 5, 2006
4:30 p.m.

**City Hall
Council Chambers Building
276 Fourth Avenue, Chula Vista**

ROLL CALL: Alberdi, Bringas, Calvo

ABSENT: Magallon and Mestler

APPROVAL OF MINUTES: April 3, 2006, April 17, 2006 and May 1, 2006

MSC (ALBERDI/CALVO) (3-0-0-2) Approve the minutes of April 3, 2006. Motion carried.

MSC (ALBERDI/CALVO) (3-0-0-2) Approve the minutes of April 17, 2006. Motion carried.

MSC (ALBERDI/CALVO) (3-0-0-2) Approve the minutes of May 1, 2006. Motion carried.

PUBLIC HEARING:

1. DRC-06-59

Otay Ranch Town Center

Project is located south of Olympic Parkway, west of Eastlake Parkway, east of SR-125 and north of Birch Road, Chula Vista, CA

Architecture and site plan modifications for construction of Buildings 850 and 950 in the Otay Ranch Town Center in the Freeway Commercial Sectional Planning Area (SPA) Plan.

Project Manager: Rick Rosaler, Principal Planner

Action: (Alberdi/Calvo) (3-0-0-2) Approve with addition of new Condition M: Additional architectural treatment will be provided over the back-of-store service area on the northeast corner of Building 850. Motion carried with Members Magallon and Mestler absent.

2. PSP-06-03

Sudberry Properties Inc.
Eastlake Village Walk Planned Sign Program
Project site is located at the northwest corner of Eastlake Parkway and Miller Drive.
Request for modification to the freeway tower and ground monument sign along Eastlake Parkway for a 166,000 sq. ft. commercial center.
Project Manager: Stan Donn, Associate Planner

(Alberdi/Bringas) (3-0-0-2) Approve that project be continued to June 19, 2006.

3. DRC-06-38

Flo-Grove, LLC
46 Madison Avenue
Chula Vista, CA
Design review for a multi-family project consisting of 3 detached units on an existing 10,329 sq. ft. lot in the R3 Apartment Residential zone.

Project Manager: Jeff Steichen, Associate Planner
Action: (Alberdi/Calvo) (3-0-0-2) Approve with modifications: Condition 8) Color palette of stucco is to be varied on each building. Color of fascia and window surrounds shall be a different shade of stucco color. Accent color is to be used on entry doors, corbels and shutters only. Eliminate Torrey Pine (green) shade from choice of accent colors. Condition 9) Unit 1, plan 2, on right side elevation should incorporate front porch covered element with French door feature. Redesign is to be reviewed and approved by staff.

4. DRC-05-37

76 Gas Station, C/O A & S Engineering
898 Broadway
Chula Vista, CA 91910
Re-consideration of a new 35-foot pole sign, modification of the gas island canopy, and gas price sign.

Project Manager: Lynnette Lopez, Associate Planner
Action: (Alberdi/Calvo) (3-0-0-2) Denied

5. DRC-05-38

76 Gas Station C/O A & S Engineering
3995 Bonita Road
Chula Vista, CA
Design review for a new 35-foot pole sign to replace 32-foot high existing pole sign.

Project Manager: Lynnette Lopez, Associate Planner
Action: (Alberdi/Bringas) (3-0-0-2) Denied

6. DRC-06-08

Miguel Patterson
267 Twin Oaks
Chula Vista, CA

A modification to a previously approved Design Review application. The modification proposes to add two trash enclosures on site in lieu of on street bin pick up.

Project Manager: Lynnette Lopez, Associate Planner
Action: (Alberdi/Calvo) (3-0-0-2) Approve that project be continued to June 19, 2006.

PRELIMINARY REVIEW:

7. DRC-06-44

Westair Gasses and Equipment
1590 Frontage Road
Chula Vista, CA

The project consists of one 2,744 sq. ft., 25-ft. high, 1-story building proposed for sales of industrial gases and equipment and a 960 sq. ft. storage building, with 19 parking spaces.

Project Manager: Richard Zumwalt, Associate Planner
Action: None taken. The DRC were generally satisfied with rectangular design of building, however, expressed concerns about metal building in the rear. They preferred that it be a wood frame stucco building. However, if a metal building were to be considered, and a parapet were going to be used, it should be raised in order to screen roof and hide any mechanical equipment that might be added. A colored metal should also be used to further enhance the building. Member Bringas thought that the blue and yellow colors proposed for front building were too bold and should be subdued a bit. He also questioned whether the tanks used as bollards would be aesthetically pleasing. He asked that the applicant reconsider design or show an example of one used on their property.

ADJOURNMENT:

At 6:20 p.m. to a regular/workshop meeting on Monday, June 19, 2006 at 4:30 p.m. in Council Chambers.